

# Mossvale Grove

Stafford, ST16 1HD

£210,000

John German



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## A particularly appealing semi-detached bungalow which is tastefully presented throughout and situated in a pleasant cul-de-sac location.

The L shaped reception hall has two cupboards, one of which houses the gas boiler, and leads to a well-proportioned lounge and dining area with a French style door opening to the terrace and garden.

The kitchen has an attractive range of units with contrasting work surfaces, one and a half bowl sink and drainer, tiled splashbacks and a tiled floor.

The well-appointed shower room comprises shower, wall hung wash basin, WC, towel radiator, half tiled walls and a tiled floor.

The bungalow occupies a very pleasant plot with a long drive capable of parking three cars, giving access to the garage. There is a lovely rear garden which has a sun terrace, lawn and mature beds.

The property is situated within a short drive of the county town centre of Stafford which has an intercity railway station with regular services to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

**Agents notes:** The Land Registry document refers to rights and covenants and a copy of which is available upon request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/03062026

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Ground Floor Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>  
76 m<sup>2</sup>  
816 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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